

Kaka'ako Connection

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Where Honolulu Greets The Sea

NEW INFRASTRUCTURE PROJECTS PLANNED FOR KAKA'AKO

The Hawaii Community Development Authority (HCDA) is planning a total of approximately \$21.6 million of infrastructure improvement projects in the Kaka'ako District in the coming years. These projects are:

- **Queen Street Extension:** This project would construct a new roadway that would extend Queen Street from Kamakee Street to Waimanu Street, and would widen a portion of Waimanu Street between the proposed new roadway and Pensacola Street. Construction activities include the installation of new roadway, drainage, water, sewer and utility systems. Two new parks (totaling about two acres) are planned for development along both sides of the Queen Street Extension. Construction on this \$5.5 million project is slated to start in September 2002 and be completed in March 2004.
- **Queen Street Improvements:** Road widening/improvements and utility system enhancements are planned for a portion of Queen Street, between Ward Avenue and Kamakee Street. Construction on this \$6.5 million project is estimated to start in January 2004 and be completed in June 2005.
- **Forrest Avenue Realignment:** The plan is to realign Forrest Avenue to reconfigure the surrounding land into three development-ready parcels for commercial development and to provide an improved access to Ala Moana Boulevard. This project would realign Forrest Avenue with South Street and reconfigure the Fort Armstrong container yard. Construction on this \$3.4 million project is scheduled to start in September 2002 and take one year to complete.
- **Ahui Street Improvements:** This project would improve and widen the portion of Ahui Street from Ilalo to Olomehane Streets and also entail utility system enhancements. The project is estimated to cost \$6.2 million. Construction could begin in August 2003 and be completed in one year.

HCDA CREATING BUSINESS PLAN FOR WATERFRONT

The Hawaii Community Development Authority is considering a "business plan" that will establish a specific vision, mission and strategy for future development of the Waterfront at Kaka'ako. The need for the Plan is critical since the imminent development of the University of Hawaii's new medical school and biomedical research center at the Waterfront will serve as a catalyst for development of Kaka'ako and begin to attract more people to the area, according to Teney Takahashi, HCDA's Director of Planning and Development.

The State of Hawaii owns approximately 160 net acres of land at the Waterfront. The Plan—as with past

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RECOLLECTIONS: GROWING UP IN KAKA'AKO

by Glenn Muranaka

(This is the first in a series of columns where former residents and employees of Kaka'ako reminisce and share their memories of the Kaka'ako District. If you would like to contribute to this column, please call the newsletter editor at 587-2870.)

The Kaka'ako of my childhood has changed dramatically—like so many other places in Hawaii. Yet, the reshaped cityscape of modern Kaka'ako has not diminished my affection for the neighborhood of my youth, or my memories of a warm and wonderful time in my life.

My parents, two brothers, and five sisters lived in a rented house on Pohukaina Street, where Fisher Hawaii now stands. We boys slept in one bed and the girls in another. Grandma ran a nearby store. We all attended Pohukaina School, which was really very small but seemed so big to us back then.

Star Market and the Fuji Sake Brewery were located behind the school. Today, that space is occupied by Karen's Kitchen, Hawaii Electric Vehicle Demonstration Project, E. Nova Systems, Island Printing Center, and Ampaco.

The Kaka'ako of that era was divided into several camps, based mainly on ethnicity. Each camp had a community bath, or "furo", because none of the homes had the luxury of a private bath.

I remember the milkman who delivered to our door. Because we had no refrigeration in those days, the milk was kept cold with crushed ice. With eight children, you can imagine we drank gallons and gallons of milk. I guess it's worth noting that this milk-lover eventually came to work for one of Hawaii's leading milk producers.

My dad was an avid fisherman, so we would walk barefoot to Kewalo Basin to go fishing every weekend and at night. He taught the boys how to fish, dive, spear, and throw net. We

each had a pole, headlight for night fishing, and net. In those days, papio and ulua were plentiful. I remember the odd smells of Kewalo Basin: the fish from the boats and the burning waste from the old incinerator.

On the weekends, we'd stay out all day. If we got hungry, we'd climb a coconut tree for green coconuts. We'd eat the meat and drink the juice for lunch.

There was an *okazu-ya* (Japanese delicatessen) on Halekauwila Street. The Japanese lady who ran it made the best chow fun. She'd wrap the chow fun in waxed paper. I'd put a little pepper on it and eat it with my fingers. I can still taste it.

Tsukenojo's and Hamada Store were Kaka'ako landmarks then and now.

When I see all the developments and improvements in Kaka'ako, along with the plans for the new University of Hawaii medical school and health center, I feel proud to have been a part of one of Honolulu's most historic neighborhoods. There someday will be new landmarks, new businesses, and new people in Kaka'ako. Then it will once again be a wonderful place to live, work, and play—and create new memories for new generations of island people as it once did for me.



Glenn Muranaka is President and General Manager of Meadow Gold Dairies.

HCDA CREATING BUSINESS PLAN FOR WATERFRONT (Continued from Page 1)

Kaka'ako waterfront plans—envisions the area as a "gathering place" that should accommodate a mix of retail, recreational, commercial and residential activities. The Plan anticipates development of the Kewalo Basin area to include a farmer's market-type facility with recreational and retail activities that will draw people to the area.

Another component of the Plan is the development of a major new industry in the Waterfront area. A signature icon development is also envisioned. (An example of an architectural icon is the Sydney Opera House in Australia.) Takahashi said that the overall character of the Waterfront should be that of a walkable urban village with an attractive and comfortable pedestrian-friendly environment. Parking structures, containing at least 2,000-2,500 stalls, would need to be built to serve the increase in residents, guests and employees in the area. The Plan proposes the development of some residential units to establish an active, vibrant "gathering place".

The Authority will have to consider several issues in order to implement the Plan. Residential uses are not currently allowed in the Waterfront and therefore these rules and zoning



will need to be revised. The feasibility of using tax increment financing in Kaka'ako should also be studied, and a strategy for accomplishing environmental cleanup of areas is necessary. In addition, the Authority will also need to find ways of mitigating Ala Moana Boulevard as a pedestrian barrier, and encouraging people to come to the Waterfront.

A final Plan will be presented to the Authority by the end of September and action on the Plan is expected in October 2002.

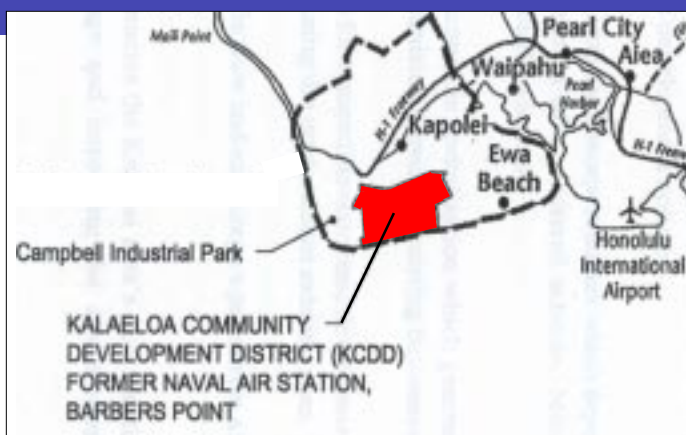


Kalaeloa News



The Hawaii Community Development Authority (HCDA) has assumed the role of redevelopment authority for the Kalaeloa Community Development District (Kalaeloa). On June 25, 2002, Governor Ben Cayetano signed into law a bill passed by the 2002 State Legislature that transfers redevelopment responsibility for Kalaeloa from the Barbers Point Naval Air Station Redevelopment Commission to the HCDA. The bill also added five new members to the Authority to represent the Kalaeloa District. These new members will vote only on Kalaeloa issues.

Kalaeloa is composed of about 3,698 acres of land including approximately 1,052 acres of Navy-retained land and 2,646 acres of land to be conveyed to various federal, state and city entities. The existing infrastructure of the Kalaeloa District satisfies the minimum federal requirements, but does not meet more stringent City and County of Honolulu codes.



HCDA's role in Kalaeloa is to facilitate redevelopment in the district. In the years ahead, the HCDA will help to complete the conveyance of Kalaeloa's surplus properties and begin infrastructure development and implementation of the redevelopment plan.

Existing HCDA members will vote on both Kaka'ako and Kalaeloa issues. The five new Kalaeloa members will include: the Chair of the Hawaiian Home Lands Commission; the Director of the City Department of Planning & Permitting; two community representatives (one each appointed by the Governor and the Mayor of Honolulu); and a Hawaiian cultural resources specialist.

Over the next six months, the HCDA will determine staffing requirements for Kalaeloa and establish an assessment system for the landowners to provide funding for Kalaeloa staff and operations. The HCDA will also coordinate completion of the remaining conveyances with the Navy.

NEW HCDA MEMBER APPOINTED; OFFICERS ELECTED

Dr. Gary Kondo, a local businessman and practicing endodontist, has been appointed by Governor Ben Cayetano to serve as a member of the Hawaii Community Development Authority (HCDA). Kondo, who has served on the HCDA since July 2002, filled the seat vacated by outgoing member Douglas Won.

Kondo has been in practice for 30 years and is President and CEO of the Hawaii Family Dental Centers. He also owns and operates the BriteSmile teeth bleaching centers in Hawaii as well as serving as President/CEO of Hawaii Bio-Waste Systems Inc. Dr. Kondo was educated at the University of Hawaii and received his DDS and Endodontic Specialty training at the University of Detroit Dental School.

In other Authority matters:

- Raynard Soon and Randall Fujiki, former Barbers Point Naval Air Station Redevelopment Commissioners, were added to the Authority as new members for Kalaeloa matters only (See above for an introduction to the Kalaeloa District.).
- Lori Ann C. Lum was re-elected as Chair of the HCDA. HCDA member James Kometani was also reelected to serve as HCDA Vice Chair and member Christine Camp was voted as the Authority's Secretary.
- Member James Kometani was reappointed to serve a four-year term.

FIRST ANNUAL KAKA'AKO OCEAN FEST SCHEDULED FOR OCTOBER 26

Businesses and Community Organizations Invited to Participate

The first annual **Kaka'ako Ocean Fest** is scheduled for Saturday, October 26, 2002 at Kaka'ako Gateway Park. The event, which is being sponsored by the Children's Discovery Center, is intended to invite people back to the park, now that construction en route to the park, on Ilalo Street, is nearly complete. The **Kaka'ako Ocean Fest** will also serve to increase awareness of businesses and organizations like yours within the Kaka'ako community. Bright Light Marketing Group is coordinating the event.

The **Kaka'ako Ocean Fest** is tentatively scheduled to be held from 10:00 a.m. to 2:00 p.m. The Kaka'ako Ocean Fest is envisioned to be a family fun day filled with activities for children and adults, including entertainment, food, games, make-and-take crafts, trolley rides, cooking demonstrations, and more. There will be ample free parking available in the area. The event presents an opportunity to feature the unique qualities of Kaka'ako, including the "urban village" lifestyle with places to work, live and play – all within the same community.

"We are excited to be a part of such a wonderful event," said Loretta Yajima, President and CEO of the Children's Discovery Center." The Kaka'ako Improvement Association and all of the

businesses here have been wonderfully supportive of the Children's Discovery Center, and I hope that the businesses in the Kaka'ako district can find a way to participate in this first-time opportunity that will generate lots of positive exposure and welcome children and families to the area."

"This is a great opportunity to showcase all the wonderful things Kaka'ako has to offer," said Jan Yokota, Executive Director of the Hawaii Community Development Authority (HCDA). "We hope this event will provide much-needed exposure for the Kaka'ako area and, at the same time, highlight local businesses," she added.

The **Kaka'ako Ocean Fest** is a great chance for businesses and community organizations to spotlight their activities and to be associated with all of the exciting things happening in Kaka'ako. There are many ways to participate in the Kaka'ako Ocean Fest. If you are interested, please contact the event coordinator, Suzanne Watanabe of Bright Light Marketing Group, at 524-6441 or email her at suzanne@brightlightmarketing.com.

IMPROVEMENT DISTRICT 9 PROJECT CONSTRUCTION UPDATE

Ilalo Street Improvements (ID-9) Description: This \$17 million project will improve the infrastructure of Ilalo Street, from Ahui Street to Forrest Avenue (South Street). Ilalo Street is planned to be a beautifully landscaped boulevard that would serve as the principal collector street for the Waterfront at Kaka'ako and would also provide an attractive pedestrian environment. For this project, new water, sewer, drainage and underground utility systems are being

installed along with the construction of a new roadway, driveways, pedestrianway, curbs and gutters. Improvements are needed to facilitate access to the Waterfront and support future development. Construction is slated for completion in December 2002. The contractor is Hawaiian Dredging Construction Company. Motorists and pedestrians are advised to exercise caution and to follow traffic advisory signs in construction areas.

Street/lane closures:

- The intersection of Cooke and Ilalo Streets will be closed for the next two months.
- The Children's Discovery Center can be accessed either from Ohe Street or Koula and Olomehani Streets.
- All other intersections are open.
- Pflueger Honda's Service Department can be accessed either from Koula or Ohe Streets. The Ilalo Street entrance is closed.
- Ilalo Street, between intersections, remains closed while the contractor works on the sidewalks, medians, electrical system and landscaping.

(Visit the HCDA web site: <http://www.HCDAweb.org>)

THE KAKA'AKO CONNECTION

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